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Document Name:

Destiny USA Memorandum of Understanding (MOU) 4-24-07

Organization/Agency Responsible:

Destiny USA
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Description: Destiny USA Memorandum of Understanding

Destiny USA created a Memorandum of Understanding with the US EPA that includes the use of Green Building Design and a plan to become an Energy Star Partner and a WaterSense Partner. Additionally, Destiny USA is committed to Industrial Materials Recycling, the use of Clean Construction Equipment, Enhanced Idling Reduction Measures, and working with SmartWay Transport Partners. This MOU is a dynamic agreement which Destiny USA gives progress reports on regularly.



Memorandum of Understanding (MOU)
Between
USEPA and DESTINY USA
Progress Report
April 24, 2007

Design

Green Building

MOU Highlights:

- Green construction methods will be integrated into buildings at all stages, from design and construction, to renovation and deconstruction.
- Destiny USA will use the GSA *Whole Building Design Guide* to assist in creating a successful, environmentally high-performing facility.
- On October 31, 2005, Destiny USA officially registered the project with the U. S. Green Building Council (USGBC) and is committed to obtaining the highest levels of certification under LEED.

Update Since Last Reporting Period:

Destiny continues to regular meetings with our Architects, Engineers and General Contractors ensure the methodology of green building is being communicated and incorporated into the design and construction phases.

On April 18th we held a LEED for contractors training which educated everyone on the importance of using low emitting materials, regionally sourced materials and materials with recycled content. The training also covered waste management and indoor air quality management for the construction site.

Energy Star Program

MOU Highlights:

- Destiny USA is committed to becoming an Energy Star Partner.
- Destiny USA will develop a portfolio of buildings that achieve top energy performance and demonstrate continuous improvement and superior management and environmental leadership.
- EPA will recognize energy conservation achievements by Destiny USA by identifying it as an "Energy Star Leader."

Update Since Last Reporting Period:

It is the intent that the building will perform at a minimum of 35%, with a goal of 50%, better than a building that minimally complies with ASHRAE/IESNA Standard 90.1-2004 energy performance requirements.

This project will include an energy management system allowing building operators to monitor, track and control energy use of HVAC and lighting systems. The system will allow continuous metering for: lighting systems, air handling systems, heat recovery, boilers and domestic water systems. The measurement and verification system will incorporate both common and tenant area systems.

Heat island effect will be reduced by incorporating roofing energy efficient roofing technologies such as albedo roofing.

WaterSense Program

MOU Highlights:

- Destiny USA is committed to becoming a WaterSense Partner.
- Destiny USA will design and develop a facility that reduces water utilization by adopting water-efficient practices and products which will include water efficient landscaping using captured rain and recycled site water, innovative wastewater technology and high efficiency lavatories.

Update Since Last Reporting Period:

The Storm Water Management Plan will include measures to mitigate a portion of the new storm water quantity volumes by collecting roof water into underground tanks, to be stored for gray water uses within the facility such as in the toilets, urinals and cooling towers. The intent is to maximize the capture and reuse of the storm water runoff to minimize potable water usage.

Low flow fixtures are being specified for this project.

Construction

Industrial Materials Recycling

MOU Highlights:

- The first phase of Destiny USA will use over 3,000 tons of coal ash in construction materials and reduce green house gases by over 3,000 tons.

Destiny USA will be using 30% fly ash in 33,000 cubic yards of their concrete applications including slab-on-grade, pile caps and floors.

Clean Construction Equipment

MOU Highlights:

- Destiny USA will include the use of clean construction equipment in its specifications for contractors working on facility construction and operation.
- During the first phase, Destiny will retrofit over 100 construction vehicles with Diesel Particulate Filters (DPF). In combination with the use of clean fuel, this practice will reduce construction vehicle emissions by nearly 85% during construction.

Update Since Last Reporting Period:

All the construction vehicles currently on the Destiny construction site are using B20 fuel. On April 18th, members of the EPA joined us in our call to discuss the transition from B20 to B100 with the contractor, equipment supplier and manufacturers. We plan to switch to B100 in the next 30 days.

We are still exploring the use of DPF's. We have initial concerns regarding performance of some of the equipment using both B100 and DPF. We will continue to research information on the best solutions for emissions control and performance.

We are also looking at possible emission control solutions for smaller, gas powered equipment that will be on-site, including the use of E85 or some type of filtration.

Enhanced Idling Reduction

MOU Highlights:

- Enhanced idling reduction measures reduce fuel consumption and pollution by setting a reasonable time limit for idling and actively enforcing this limit. Destiny USA will implement idling reduction measures in its own fleets, and encourage or require its contractors and tenants to do the same.

The Destiny USA Idle Reduction Policy was finalized on April 23, 2007. Please see the attachment. The contractors that are already on-site are adhering to this policy.

SmartWay (also under Operation)

MOU Highlights:

- The SmartWay Transport Partnership is a voluntary collaboration between EPA and the freight industry designed to increase energy efficiency while significantly reducing greenhouse gases and air pollution.
- Destiny USA will encourage (through, e.g., establishment of incentives) its contractors and tenants to become SmartWay Transport Partners.

Update Since Last Reporting Period: Still in exploratory stage

Operation

Environmental Management System (EMS)

MOU Highlights:

- Destiny USA will implement an Environmental Management System (EMS) and a comprehensive set of management tools and principles that will allow the organization to systematically manage environmental and health safety matters.
- The Integrated Environmental Management System is structured for the ISO 14001 framework and the certification is an international standard for EMS.

Update Since Last Reporting Period: Still in exploratory stage

Solid Waste Reuse and Recycling

MOU Highlights:

- Solid waste generation is part of daily life. It includes paper, containers, food waste and, increasingly, electronic equipment such as computers.
- Destiny USA is committed to an integrated solid waste reuse and recycling strategy for its facilities, including electronics.

Update Since Last Reporting Period:

We currently have a Construction Waste Management Plan in place that will divert at least 50% of all the construction waste from going to a landfill.

A formal waste management program will be written and implemented for operations of the project.

We are also exploring the development of an on-site renewable energy plant that would utilize all the municipal solid waste generated from Destiny USA, supplemented with corn stover to create enough power to run the facility. In addition, we are analyzing the implementation of solar and wind power.

Clean Vehicle Fleets

MOU Highlights:

- Destiny USA will use clean vehicles in its own fleets, and promote the use of clean vehicle fleets by its contractors and tenants.
- To date, Destiny USA has experimented with the use of biodiesel in snow plowing vehicles and has a small fleet of hybrids and a biodiesel vehicle. As the

project grows, additional alternative and fuel efficient vehicles will be added to the fleet.

Update Since Last Reporting Period:

As stated in the Clean Construction program, Destiny USA is currently using B20 on the construction site and is working to quickly transition to B100 and potentially the use of DPF's.

As Destiny USA grows its own fleet, alternative fuel and fuel efficient vehicles will be specified.

We are also exploring the possibility of building an on-site alt fueling station that would provide E85, biodiesel, hydrogen and plug-in options for consumers.

Best Workplace for Commuters

MOU Highlights:

- Best Workplaces for Commuters is an innovative, voluntary business-government program that distinguishes and provides national recognition to employers offering outstanding commuter benefits such as free or low cost bus passes, strong telework programs, carpooling matching and vanpool subsidies.
- Destiny USA will implement a commuter benefits program that qualifies for the EPA National Standard of Excellence in commuter benefits.

Update Since Last Reporting Period: still in exploratory stages